

CITY OF MUSKEGON  
**DOWNTOWN DEVELOPMENT AUTHORITY (DDA) /**  
**BROWNFIELD REDEVELOPMENT AUTHORITY (BRA)**  
REGULAR MEETING  
MINUTES

**May 12, 2020**

Chairperson M. Bottomley called the meeting to order at 10:46 AM and roll was taken.

MEMBERS PRESENT: M. Kleaveland, H. Sytsema, F. Peterson, F. DePung, D. Kalisz, M. Bottomley, J. Wallace Jr, J. Riegler, D. Pollock, B. Hastings.

MEMBERS ABSENT: Excused: J. Moore, P. Edbrooke, M. Johnson

STAFF PRESENT: D. Alexander, Downtown Manager; L. Mikesell, Director of Development Services; H. Mitchell, Code Coordinator; B. Lewis, Finance Director.

OTHERS PRESENT: D. DeHaan, Harbor West LLC; J. Belka, attorney for Harbor West LLC

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of March 10, 2020 was made by F. Peterson, supported by M. Kleaveland and unanimously approved.

BROWNFIELD REDEVELOPMENT AUTHORITY BUSINESS

Brownfield Plan Amendment for 1000 West Western (Hartshorn Village) by Harbor West LLC. D. Alexander provided background information on this request. Included in board members' meeting packet was a "Resolution Approving Revised Brownfield Plan Amendment" for this project (Harbor West LLC at 1000-1010-106- West Western Ave). D. Alexander requested a motion to approve or deny the resolution.

D. DeHaan described the project and the difficulties they have encountered ranging from placement and height for utilities. The gas and electricity are being worked on. The base coat for the asphalt has been installed and they were hoping to have the bike path completed for Memorial Day. There was discussion on the water issues with Fricano's parking lot being used as an example due to it being under water. The 1<sup>st</sup> home was sold for \$600,000+ to a couple from Lansing. The main interest has been people from Lansing and Ann Arbor. The west side of the site is better with the other sites requiring more foundation. B. Hastings asked if some would be built and then sold or if these were going to be custom built. D. DeHaan stated that there would be custom built as well as being built and then sold. Any customization would have to be done based on the footprint that is established. J. Wallace Jr. asked if the Marina was going to open. F. Peterson stated that the small basin area would not be opened but people would still have access to their boats; they might not be able to have full access. B. Hastings asked if the school taxes would be affected. D. Alexander explained that this would not affect any school taxes or funding. This would only affect local taxes. J. Belka explained the tax money that would be getting used. M. Kleaveland asked about the roadway that was headed toward Fricano's site. J. Belka stated that it was going to be a temporary road until it can be developed. F. Peterson shared the

colored map he had from the prior meeting before the updates were made. D. DeHaan explained further and shared the more updated version of the site plan. D. Alexander stated that if this request would go before the City Commission in May to ask them to hold a public hearing at their June 9<sup>th</sup> City Commission Meeting.

A motion to approve the resolution for the Brownfield Plan Amendment for Harbor West LLC at 1000-1010-106- West Western Ave. and to request a public hearing before the Muskegon City Commission to have the City Commission consider adoption of the plan, was made by F. Peterson, supported by D. Pollock and unanimously approved, with M. Kleaveland, H. Sytsema, F. Peterson, F. DePung, D. Kalisz, M. Bottomley, J. Wallace Jr, J. Riegler, D. Pollock, and B. Hastings voting aye.

DDA Financial Report – D. Alexander had emailed the members the financial report. B. Lewis went over the report. D. Alexander added that the footprint for the BID portion would be changed due to the loss with the Tax Tribunal on some of the outer areas of the downtown.

A motion to accept the financial report was made by J. Wallace Jr., supported by B. Hastings and unanimously approved, with M. Kleaveland, H. Sytsema, F. Peterson, F. DePung, D. Kalisz, M. Bottomley, J. Wallace Jr, J. Riegler, D. Pollock, and B. Hastings voting aye.

Economic Development-Events Report – D. Alexander went over the monthly report that had been submitted to the members. The members and staff discussed the report.

#### OTHER

None

There being no further business, the meeting was adjourned at 11:45 AM.